

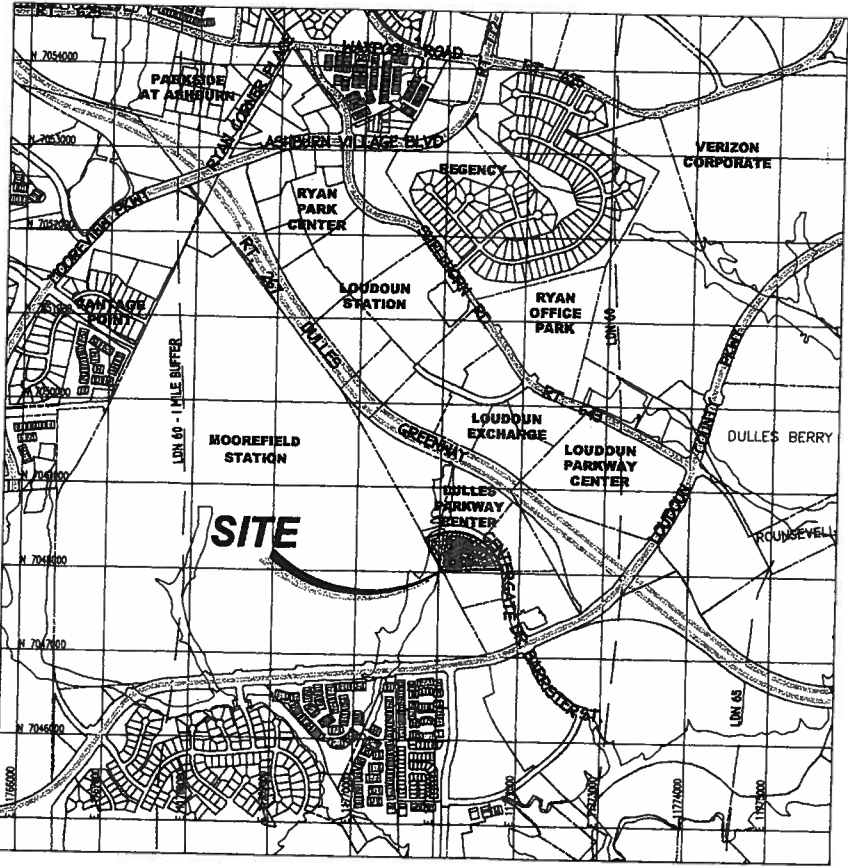
DULLES PARKWAY CENTER II  
LOT 12  
FINAL DEVELOPMENT PLAN  
FIDP#: 2008-0002

DEC 18 2008

DULLES ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA

GENERAL NOTES

1. DULLES PARKWAY CENTER II- LOT 12 IS SUBJECT TO THE PROFFERS, TERMS, AND CONDITIONS OF ZMAP 2005-0041, SBPL 1997-0016, CPAP 2008-0027 (APPROVAL PENDING), AND STPL 2008-0041 (APPROVAL PENDING).
2. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM A RECORD PLAT (SBRD 2001-0075). THE ABOVE PROPERTY IS RECORDED IN THE NAME OF MILLER AND SMITH AT DULLES PARKWAY CENTER, LLC. DEED BOOK 2195, PAGE 408.
3. THE PROPERTY SHOWN HEREON CONTAINS APPROXIMATELY 7.11 AC AND IS LOCATED ON LOUDOUN COUNTY TAX MAP 93 ((10)) LOT 12 (PIN NUMBER 089-17-2256)
4. THE PROPERTY IS ZONED PD-TRC UNDER THE REVISED 1993 ZONING ORDINANCE. THE PROPOSED USE IS MULTI-FAMILY PER THE APPROVED ZMAP 2005-0041, DATED NOVEMBER 20, 2007.
5. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY AIR SURVEY CORPORATION (ASC). TOPOGRAPHY HAS A 2 FOOT CONTOUR INTERVAL AND IS BASED ON THE NAD 27 AND NGVD 29 DATUM.
6. THERE ARE JURISDICTIONAL WATERS AND WETLANDS ON THE PROPERTY AS DETERMINED BY A DELINEATION BY WETLAND STUDIES AND SOLUTIONS, CONFIRMED BY ARMY CORPS OF ENGINEERS JD #00-80876, ISSUED ON JANUARY 9, 2008.
7. SOILS INFORMATION WAS OBTAINED FROM LOUDOUN COUNTY SOILS OVERLAY MAP #90.
8. A FINAL GEOTECHNICAL REPORT HAS BEEN PREPARED BY GEOTECHNICAL CONSULTING AND TESTING, INC. DATED AUGUST 22, 2007.
9. THE SUBJECT DEVELOPMENT SITE DOES CONTAIN CLASS III AND/OR CLASS IV SOILS, PER THE LATEST COUNTY SOILS MAP AND AS IDENTIFIED BY THE INTERPRETIVE GUIDE TO SOILS MAPS, LOUDOUN COUNTY, VIRGINIA.
10. THE SUBJECT DEVELOPMENT LIES WITHIN 1 MILE OF LDN 60 CONTOUR AND SHALL COMPLY WITH THE REVISED 1993 ZONING ORDINANCE SECTION 4-1400 (AIRPORT OVERLAY DISTRICT).
11. EXISTING WATER AND SEWER LINES WERE TAKEN FROM "DULLES PARKWAY CENTER SOUTH POD WATER & SEWER" PLANS (LCSA ID #00-0122) AND AS-BUILT INFORMATION PROVIDED BY LCSA.
12. APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
13. A COMPREHENSIVE SIGN PACKAGE (ZMOD 2008-0011) IS BEING PROCESSED UNDER A SEPARATE APPLICATION AND APPROVAL IS PENDING.
14. 100 YEAR FLOODPLAIN SHOWN HEREON IS BASED ON A FLOODPLAIN ALTERATION (FPAL 2000-0015) PREPARED BY BOWMAN CONSULTING GROUP, APPROVED OCT. 24, 2000 TITLED "DULLES PARKWAY CENTER POND #3 100 YEAR FLOODPLAIN ALTERATION."
15. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A MINOR FLOODPLAIN. ANY USE OR ACTIVITY IN THE FLOODPLAIN OVERLAY DISTRICT, INCLUDING THE INSTALLATION OF PRIVATE DRIVES, REQUIRES A ZONING PERMIT IN ACCORDANCE WITH PROCEDURES SET FORTH IN SECTION 4-1500 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
16. STORMWATER MANAGEMENT IS PROVIDED BY ADEQUATE CHANNEL AS SHOWN ON CONSTRUCTION PLANS AND PROFILES (CPAP 2001-0141) PREPARED BY BOWMAN CONSULTING GROUP, APPROVED JANUARY 30, 2004 TITLED "DULLES PARKWAY CENTER BMP PONDS 2A AND 2B AND BY EXISTING POND #3 AS SHOWN ON CONSTRUCTION PLANS AND PROFILES (CPAP 2000-0104), PREPARED BY BOWMAN CONSULTING GROUP, APPROVED OCTOBER 25, 2000.
17. THE SITE IS SUBJECT TO FOLLOWING STATE AND FEDERAL PERMITS:  
-NATIONWIDE PERMIT #12 (00-80876 DATED 8/9/2000) ACOE TO PERMIT INSTALLATION OF UTILITIES  
-ASP-18 PERMIT (00-V1655-41) ACOE (DATED 11/13/2000) AND DEQ (DATED 1/5/01) TO PERMIT CONSTRUCTION OF STORMWATER MANAGEMENT FACILITY.
18. ALL UTILITY AND DISTRIBUTION LINES WILL BE PLACED UNDERGROUND.
19. PER PROFFER VLB.4, THE PROPERTY OWNERS ASSOCIATION DOCUMENTS SHALL INCLUDE A PROVISION THAT PROHIBITS REMOVAL OF TREES IN TREE CONSERVATION AREAS AS SHOWN ON THE RECORD PLAT AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE APPLICANT WITHOUT SPECIFIC PERMISSION OF THE COUNTY URBAN FORESTER, EXCEPT AS NECESSARY TO ACCOMMODATE FOREST MANAGEMENT TECHNIQUES, PERFORMED BY OR RECOMMENDED BY A PROFESSIONAL FORESTER OR CERTIFIED ARBORIST, THAT ARE NECESSARY TO PROTECT OR ENHANCE THE VIABILITY OF THE CANOPY. SUCH MANAGEMENT TECHNIQUES MAY INCLUDE, WITHOUT LIMITATION, PRUNING AND THE REMOVAL OF VINES, INVASIVE SPECIES, TREES UPROOTED OR DAMAGED BY EXTREME WEATHER CONDITIONS, AND TREES OR LIMBS THAT ARE DISEASED, INSECT-INFESTED, DEAD, OR ARE CONSIDERED A HAZARD TO LIFE OR PROPERTY. THE PROPERTY OWNERS ASSOCIATION DOCUMENTS SHALL CLEARLY STATE THAT SUCH PROVISIONS PROHIBITING TREE REMOVAL SHALL NOT BE AMENDED BY THE OWNER OR THE PROPERTY OWNERS ASSOCIATION WITHOUT WRITTEN APPROVAL FROM THE COUNTY. THE RECORD PLAT FOR EACH PORTION OF THE PROPERTY CONTAINING A TREE CONSERVATION AREA SHALL CONTAIN A NOTE STATING THAT THE REMOVAL OF TREES WITHIN A TREE CONSERVATION AREA IS PROHIBITED EXCEPT IN ACCORDANCE WITH THE DECLARATION OF COVENANTS.
20. PER PROFFER VLB.2., THE APPLICANT SHALL PROVIDE A BUFFER ALONG THE SOUTHERN BOUNDARY OF LOT 12 (THAT IS, THE PROPERTY LINE ADJACENT TO LOT 13) OF AT LEAST THREE (3) CANOPY TREES PER 100 LINEAR FEET. APPLICANT SHALL BE ENTITLED TO CLUSTER THE CANOPY TREES, SO LONG AS THE RATIO SET FORTH ABOVE IS MET OR EXCEEDED. SEE SHEET 7-LANDSCAPE PLAN FOR ILLUSTRATION.



VICINITY MAP  
SCALE: 1"=1000'



OWNER/APPLICANT  
MILLER & SMITH AT DULLES PARKWAY CENTER, LLC  
C/O MILLER & SMITH  
8401 GREENSBORO DRIVE, SUITE 300  
McLEAN, VA 22102

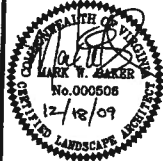
SHEET INDEX

1. COVER SHEET
2. OVERVIEW/CONTEXT MAP
3. EXISTING CONDITIONS
4. OVERALL CIRCULATION PLAN
5. PROJECT NOTES, TABULATIONS, AND DETAILS
6. FINAL DEVELOPMENT
7. LANDSCAPE PLAN
8. ARCHITECTURAL AND TYPICAL STREET SECTIONS

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
101 South Street, S. E.  
Lansburg, Virginia 20175  
Phone: (703) 448-3400  
Fax: (703) 448-3403  
www.bowmanconsulting.com  
© Bowman Consulting Group, Ltd.

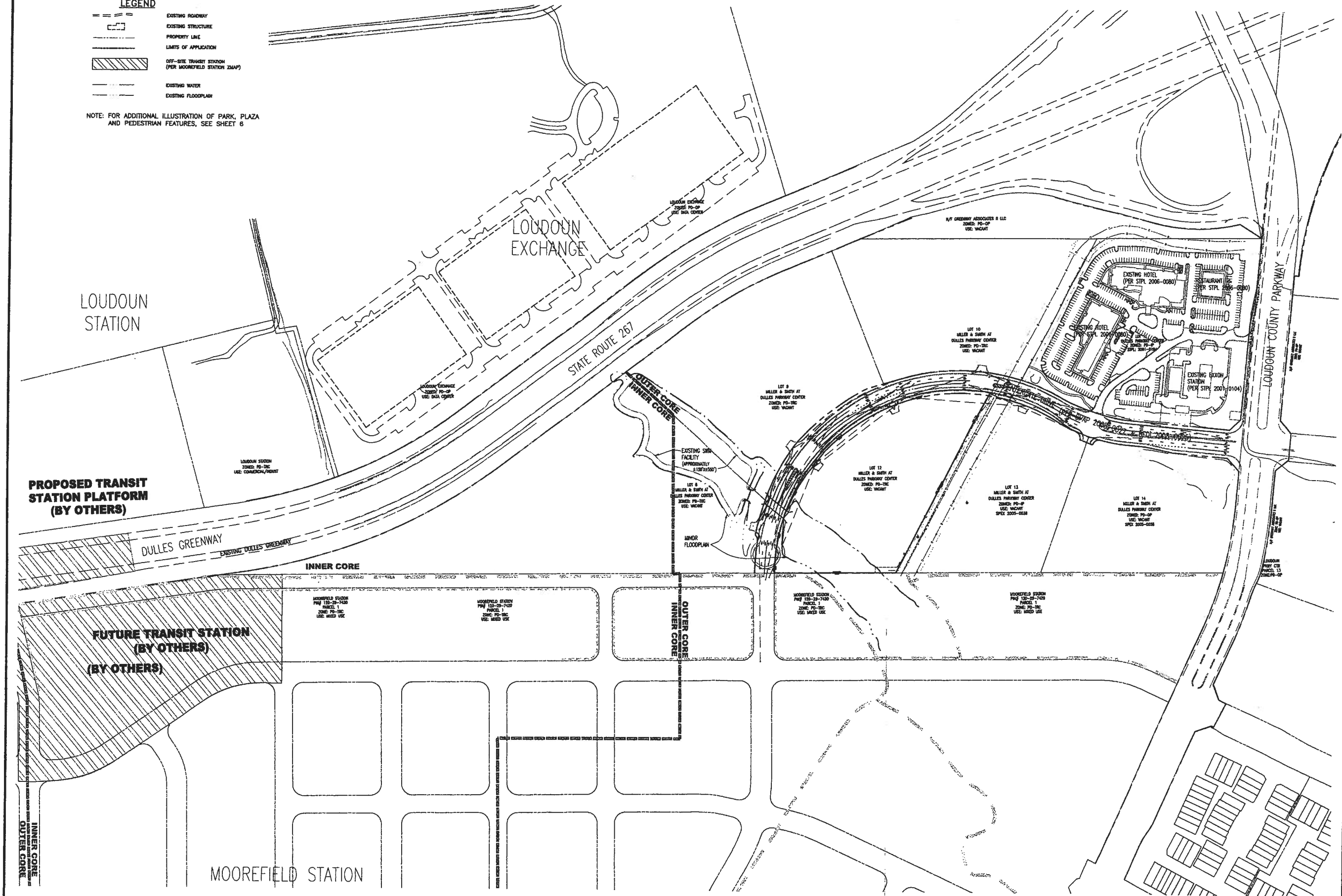
COVER SHEET  
DULLES PARKWAY CENTER II  
LOT 12  
FINAL DEVELOPMENT PLAN  
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA



| PLAN STATUS           |                     |      |
|-----------------------|---------------------|------|
| 10/16/08              | PER AGENCY COMMENTS |      |
| 11/21/08              | PER AGENCY COMMENTS |      |
| 12/18/09              | INTERNAL REVIEW     |      |
| 12/18/09              | RESUBMISSION        |      |
| DATE DESCRIPTION      |                     |      |
| CTO                   | SYZ                 | MWB  |
| DESIGN                | DRAWN               | CHKD |
| SCALE                 | AS SHOWN            |      |
| JOB No. 1221-01-021   |                     |      |
| DATE AUGUST 1, 2008   |                     |      |
| FILE No.1221-D-MP-014 |                     |      |
| SHEET 1 of 8          |                     |      |

- LEGEND**
- EXISTING ROADWAY
  - EXISTING STRUCTURE
  - PROPERTY LINE
  - LIMITS OF APPLICATION
  - OFF-SITE TRANSIT STATION  
(PER MOOREFIELD STATION ZMAP)
  - EXISTING WATER
  - EXISTING FLOODPLAIN

NOTE: FOR ADDITIONAL ILLUSTRATION OF PARK, PLAZA  
AND PEDESTRIAN FEATURES, SEE SHEET 6



**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
101 South Street, S.E.  
Leesburg, Virginia 20176  
Phone: (703) 443-2400  
Fax: (703) 443-2405  
www.bowmanconsulting.com  
© Bowman Consulting Group, Ltd.

OVERVIEW/CONTEXT MAP  
**DULLES PARKWAY CENTER II**  
**LOT 12**  
**FINAL DEVELOPMENT PLAN**  
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA



| PLAN STATUS |                     |
|-------------|---------------------|
| 10/18/08    | PER AGENCY COMMENTS |
| 11/21/08    | PER AGENCY COMMENTS |
| 12/18/09    | Internal Revision   |
| 12/18/09    | RESUBMISSION        |

| DATE    | DESCRIPTION      |
|---------|------------------|
| CTO     | SYZ              |
| DESIGN  | DRAWN            |
| SCALE   | 1"=150'          |
| JOB No. | 1221-01-021      |
| DATE    | AUGUST 1, 2008   |
| FILE    | No.1221-D-MP-014 |

SHEET 2 of 8

FOR ILLUSTRATIVE PURPOSES ONLY FOR SITE CONTEXT

# LEGEND

|  |  |
|--|--|
|  | EXISTING ROADWAY   |
|  | EXISTING STRUCTURE   |
|  | PROPERTY LINE  |
|  | LIMITS OF APPLICATION  |
|  | EXISTING THRESHOLD   |
|  | EX. 10' INDEX CONTOUR  |
|  | EX. 2' INTERMEDIATE CONTOUR  |
|  | FLOODPLAIN LIMITS  |
|  | EX. 100 YEAR FLOODPLAIN EASEMENT<br>D.B. 1989, PG. 2051                      |
|  | EX. LCSA WATERLINE EASEMENT<br>D.B. 1989, PG. 1285                           |
|  | EX. STORM WATER MANAGEMENT EASEMENT<br>D.B. 1989, PG. 1285                   |
|  | EX. LCSA SANITARY SEWER EASEMENT<br>D.B. 1989, PG. 1285                      |
|  | EX. 60" GAS LINE EASEMENT<br>D.B. 1037, PG. 334                              |
|  | EX. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT<br>INST. # 20050908-0100886 |

# SOILS TABLE

| TYPE | NAME              | GROUP | SLOPE |
|------|-------------------|-------|-------|
| 73B  | POWELL SILT LOAM  | C     | 3-8%  |
| 74B  | ASHBURN SILT LOAM | C     | 1-8%  |
| 78A  | DULLES SILT LOAM  | C     | 0-3%  |
| 79A  | ALBANY SILT LOAM  | D     | 0-3%  |

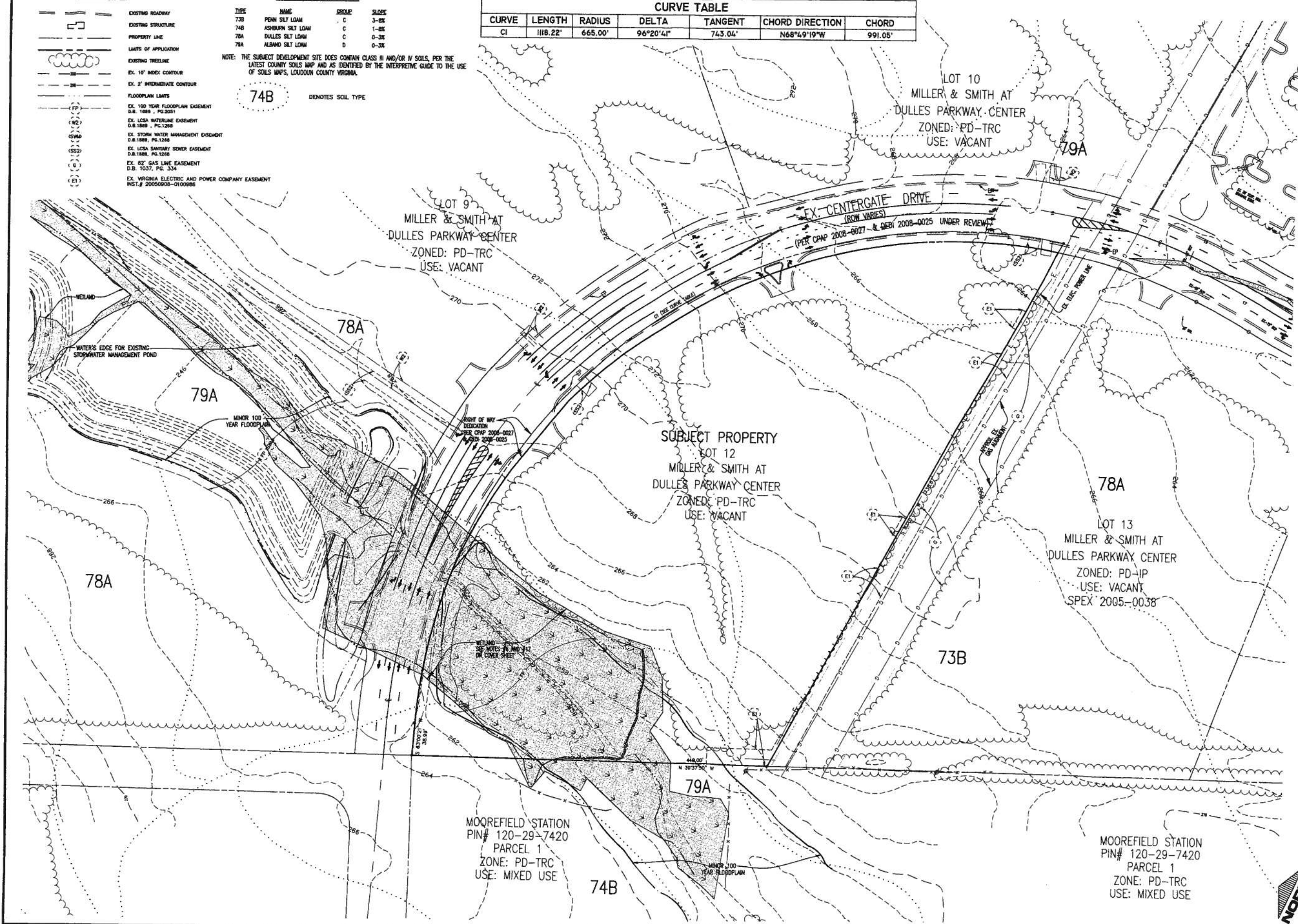
NOTE: THE SUBJECT DEVELOPMENT SITE DOES CONTAIN CLASS III AND/OR IV SOILS, PER THE LATEST COUNTY SOILS MAP AND AS IDENTIFIED BY THE INTERPRETIVE GUIDE TO THE USE OF SOILS MAPS, LOUDOUN COUNTY VIRGINIA.

74B

DENOTES SOIL TYPE

# CURVE TABLE

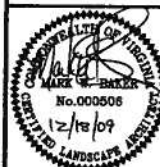
| CURVE | LENGTH   | RADIUS  | DELTA     | TANGENT | CHORD DIRECTION | CHORD   |
|-------|----------|---------|-----------|---------|-----------------|---------|
| CI    | 1118.22' | 665.00' | 96°20'41" | 743.04' | N68°49'19"W     | 991.05' |



**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
101 South Street, S.E.  
Lynchburg, Virginia 24779  
Phone: (703) 443-2400  
Fax: (703) 443-2405  
www.bowmanconsulting.com  
© Bowman Consulting Group, Ltd.

EXISTING CONDITIONS  
**DULLES PARKWAY CENTER II**  
**LOT 12**  
**FINAL DEVELOPMENT PLAN**  
DULLES ELECTRON DISTRICT LOUDOUN COUNTY, VIRGINIA



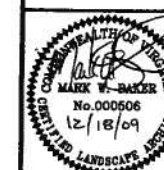
PLAN STATUS  
10/18/08 PER AGENCY COMMENTS  
11/21/08 PER AGENCY COMMENTS  
12/18/09 Internal Review  
12/18/09 RESUBMISSION

DATE DESCRIPTION  
CW SYZ MWB  
DESIGN DRAWN CHKD  
SCALE H: 1"=50'  
JOB No. 1221-01-021  
DATE AUGUST 1, 2008  
FILE No. 1221-D-MP-014

SHEET 3 OF 8

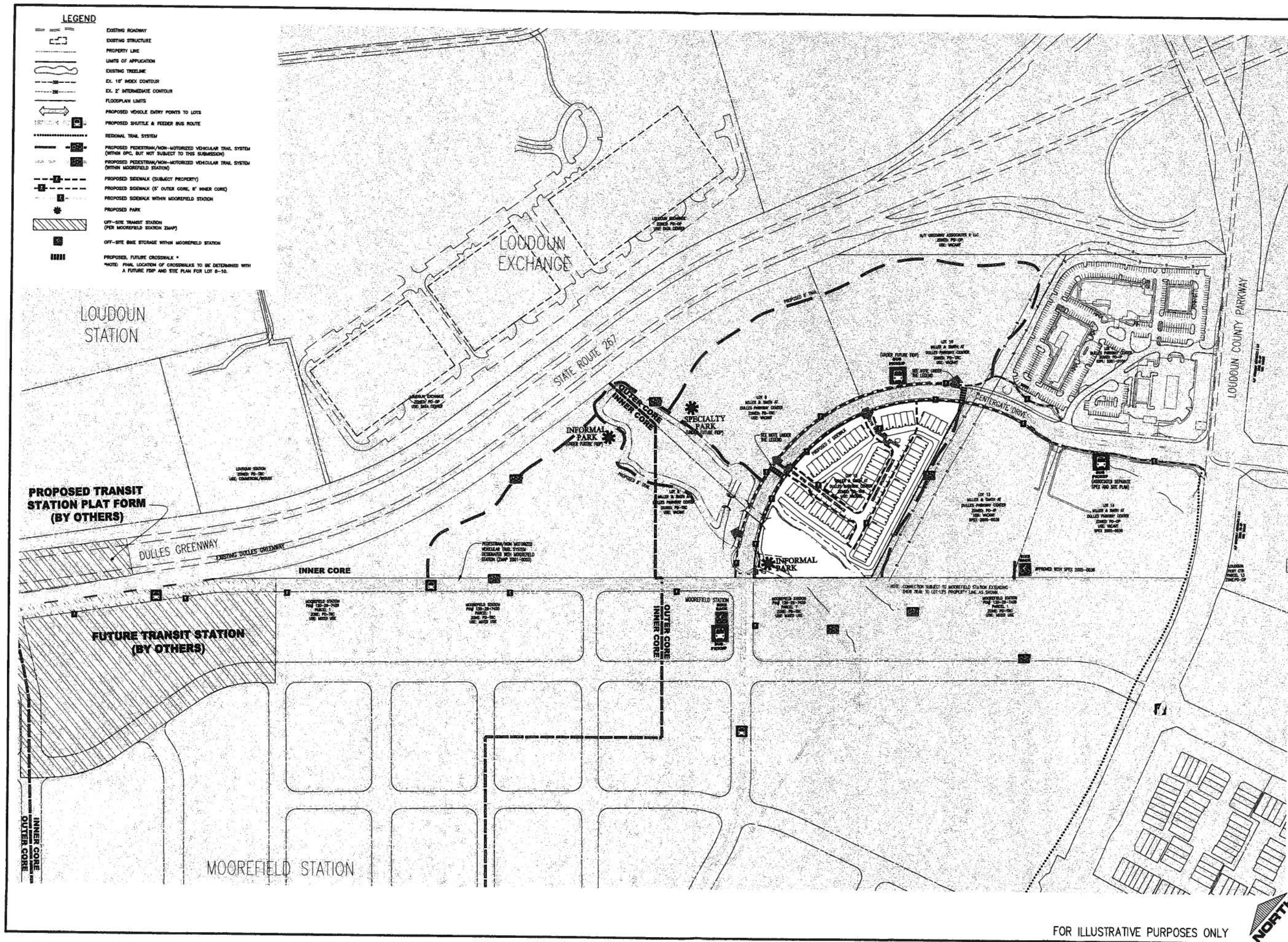


OVERALL CIRCULATION PLAN  
**DULLES PARKWAY CENTER II**  
LOT 12  
FINAL DEVELOPMENT PLAN  
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA



| DATE     | DESCRIPTION         |
|----------|---------------------|
| 10/18/08 | PER AGENCY COMMENTS |
| 11/21/08 | PER AGENCY COMMENTS |
| 1/18/09  | PER VDOT COMMENTS   |
| 12/18/09 | RESUBMISSION        |

| DATE     | DESCRIPTION    |
|----------|----------------|
| CHK      | SYZ            |
| DESIGN   | DRAWN          |
| SCALE    | 1"=150'        |
| JOB No.  | 1221-01-021    |
| DATE     | AUGUST 1, 2008 |
| FILE No. | 1221-D-MP-014  |



## ZONING REQUIREMENTS, LAND USE SUMMARY, & PHASING

| Land Use Summary                                       |            |                                 |              |
|--|------------|---------------------------------|--------------|
| Bathing/Zoning   |            | PD-TNC                          |              |
| Total Site Area  |            | 48.36                           | acres        |
| <b>Building Requirements</b>                           |            |                                 |              |
| Building Height  |            | Minimum                         | Maximum      |
| Inner Core   | 35         | 178                             |              |
| Outer Core   | 25         | 135                             |              |
| Floor Area Ratio                                       |            | Minimum                         | Maximum      |
| Inner/Outer Core Subareas                              |            |                                 | Proposed     |
| Prior to Bus   | 0.5        | See phasing plan                |              |
| Bus  | 1.0        | See phasing plan                |              |
| Rail   | 2.0        | None proposed                   |              |
| Number of Dwelling Units/Acre                          |            | Minimum                         | Proposed     |
| Inner/Outer Core Subareas                              |            |                                 |              |
| Prior to Bus   | 18         | See phasing plan                |              |
| Bus  | 32         | See phasing plan                |              |
| Rail   | 50         | None proposed                   |              |
| Mix of Uses  |            | Minimum                         | Proposed     |
| Inner/Outer Core Subareas                              |            |                                 | Area (acres) |
| Residential  | 30         | 31%                             | 12.40        |
| Office   | 20         | 20%                             | 6.70         |
| Commercial Retail & Services                           | 10         | Modification Approved           | 0.00         |
| Parks, Civic & Open Space                              | 20         | 20%                             | 8.00         |
| Open Space Tabulations                                 |            | Proposed                        |              |
| Open Space Required                                    |            | 20%                             |              |
| (Inner/Outer Core, Public, Civic and Open Space areas) |            |                                 |              |
| Open Spaces Provided                                   |            | 20%                             |              |
| (Inner/Outer Core, Public, Civic and Open Space areas) |            |                                 |              |
| Landscaped Open Space                                  |            | Minimum                         | Proposed     |
| Inner Core   | No minimum | 0%                              |              |
| Outer Core   | 10         | 10%                             |              |
| Prohibited W/ Landscaping Buffer to Lot 33             |            | Required if 3 Canopy per 100 LF | Proposed     |
| Linear feet 750  | 22         |                                 | 22           |
| <b>Parking Tabulations</b>                             |            |                                 |              |
| in accordance with zoning Ordinance requirements       |            |                                 |              |

NOTE: ALL NUMBERS ARE PLUS/MINUS AND ARE SUBJECT TO THE FINAL ENGINEERING SITE PLAN. THE DEVELOPER RESERVES THE RIGHT TO INCREASE AND/OR DECREASE THE INDIVIDUAL LAND AREAS FOR EACH USE LISTED IN THE MIX OF USES PORTION OF THE TABLE PROVIDED THE FINAL AREA IS WITHIN THE MINIMUM AND/OR MAXIMUM REQUIRED LAND AREAS LISTED IN THE TABLE AS SHOWN ON THIS PLAN.

| Phasing Table (Minimum - Maximum Densities for PD-TRC District Per Approved ZMAP 2005-0041): |       |                        |                           |                   |                           |                   |                     |                           |                 |                           |                   |                           |                   |                     |                           |
|--|-------|------------------------|---------------------------|-------------------|---------------------------|-------------------|---------------------|---------------------------|-----------------|---------------------------|-------------------|---------------------------|-------------------|---------------------|---------------------------|
| Primary Use  | Acres | Phase 1 - Prior to bus |                           |                   |                           |                   |                     | Phase 2 - Bus Service     |                 |                           |                   |                           |                   |                     |                           |
|  |       | Inner Core             | Inner Core (Prop Density) | Outer Core        | Outer Core (Prop Density) | Total (min. max.) | Max. FAR or Density | Prop. Max. FAR or Density | Inner Core      | Inner Core (Prop Density) | Outer Core        | Outer Core (Prop Density) | Total (min. max.) | Max. FAR or Density | Prop. Max. FAR or Density |
| Residential  | 22.91 | 0-170                  | 0-7.7                     | 18-130            | 0.7-5.9                   | 16-300            | 16/acre             | 14                        | 170-494         | 7.7-22.4                  | 100-130           | 4.5-5.9                   | 270-624           | 32/acre             | 28.4                      |
| Office/Retail  | 18.24 | 0                      | 0                         | 100,000 - 475,000 | 0.1-0.6                   | 100,000 - 475,000 | 0.60                | 0.60                      | 30,000 - 60,000 | 0.4-0.75                  | 220,000 - 540,000 | 0.3-0.67                  | 280,000 - 900,000 | 1.00                | 0.76                      |
| Total  | 40.28 |                        |                           |                   |                           | 0                 |                     |                           |                 |                           |                   |                           | 0                 |                     |                           |
| Open Space   | 8.06  |                        |                           |                   |                           | 8.05              |                     |                           |                 |                           |                   |                           | 8.05              |                     |                           |

(1) No Rail phase is proposed with this project.  
(2) ADUs shall be provided in accordance with the Zoning Ordinance.  
(3) Construction of Phase 1 to begin in 5-6 years from time of Site Plan approval. Construction of Phase 2 to begin in 8-9 years of Site Plan approval of uses submitted as part of the planned bus service phase.

THE COMMERCIAL AND RESIDENTIAL USES WITHIN THE PROPERTY SHALL BE DEVELOPED IN THREE (3) PHASES: TWO (2) PHASES PRIOR TO THE PROPERTY BEING SERVICED BY BUS AND ONE (1) PHASE ONCE BUS SERVICE IS OPERATIONAL AND SERVING THE PROPERTY.

### PHASE 1: PRIOR TO BUS SERVICE

PHASE A:

THE TOTAL NUMBER OF ZONING PERMITS FOR RESIDENTIAL UNITS TO BE ISSUED DURING PHASE A SHALL NOT EXCEED 130 UNITS. IN ADDITION TO ANY OTHER IMPROVEMENTS TO BE COMPLETED PURSUANT TO THESE PROFFERS, PRIOR TO THE COMMENCEMENT OF PHASE B, APPLICANT SHALL HAVE RECEIVED ZONING PERMITS FOR AT LEAST 75,000 SQUARE FEET OF NON-RESIDENTIAL DEVELOPMENT.

PHASE 8:

THE TOTAL NUMBER OF ZONING PERMITS FOR RESIDENTIAL UNITS TO BE ISSUED DURING PHASE A AND PHASE B SHALL NOT CUMULATIVELY EXCEED 300 UNITS. IN ADDITION TO ANY OTHER IMPROVEMENTS TO BE COMPLETED PURSUANT TO THESE PROFFERS, PRIOR TO THE COMMENCEMENT OF PHASE C, APPLICANT SHALL HAVE RECEIVED ZONING PERMITS FOR AT LEAST 475,000 SQUARE FEET OF NON-RESIDENTIAL DEVELOPMENT, AT LEAST 20,000 SQUARE FEET OF WHICH IS FOR RETAIL OR SUPPORTIVE SERVICE USE ADJACENT TO EITHER CENTERGATE DRIVE OR THE STORM WATER MANAGEMENT POND ON LOT 8 AND LOT 9.

### PHASE 2: AFTER COMMENCEMENT OF BUS SERVICE

PHASE C:

PHASE C SHALL NOT COMMENCE UNTIL THE PROPERTY IS SERVED BY BUS SERVICE. PHASE C SHALL BE ANY DEVELOPMENT ABOVE 475,000 SQUARE FEET OF NON-RESIDENTIAL USES OR ABOVE 300 RESIDENTIAL UNITS. APPLICANT SHALL BE ENTITLED TO RECEIVE ALL REMAINING RESIDENTIAL ZONING PERMITS, UP TO 624, DURING PHASE C. DURING PHASE C, APPLICANT SHALL BE FURTHER ENTITLED TO RECEIVE ZONING PERMITS FOR ALL REMAINING NON-RESIDENTIAL DEVELOPMENT.

| Land Use Summary <sup>1</sup>  |  |               |  |                                     |         |                        |                     |  |  |
|--|--|---------------|--|-------------------------------------|---------|------------------------|---------------------|--|--|
| Overall Area of Dulles Parkway Center Rezoning ZMAP 2005-0041  |  |               |  | 40.25                               | Acres   |                        |                     |  |  |
| Existing Zoning  |  |               |  | PD-TRC                              |         |                        |                     |  |  |
| Total Site Area  |  |               |  | 7.11                                | Acres   |                        |                     |  |  |
| Additional Right-of-Way Dedication (Cantargate Drive)  |  |               |  | 0.29                                | Acres   |                        |                     |  |  |
| Net Site Area  |  |               |  | 6.82                                | Acres   |                        |                     |  |  |
| Proposed Use   |  |               |  | Multi-Family Residential (2 over 2) |         |                        |                     |  |  |
| Proposed Units (Phase 1 - Prior to Bus)  |  |               |  | 124                                 | Units   |                        |                     |  |  |
| Proposed Density (124 units/ 22.01 acres residential area for ZMAP)  |  |               |  | 5.63                                | DU/Acre |                        |                     |  |  |
| ADU Units Required   |  |               |  | 10                                  | Units   |                        |                     |  |  |
| 124 MF Units 6.25% (Z.O. Sec. 7 Reg.) X 125.00% (quirnment)  |  |               |  |                                     |         |                        |                     |  |  |
| ADU Units Proposed   |  |               |  | 10                                  | Units*  |                        | Total               |  |  |
| 124 / 618  |  | Total units   |  | or Approx. 20%                      | 2       |                        | Units On-Site, Lot  |  |  |
| 434 / 618  |  | Total units   |  | or Approx. 56%                      | 8       |                        | Units Off-Site, Lot |  |  |
|  |  |               |  | of the Zoning Ordinance             |         |                        |                     |  |  |
| *ADU Units will be evenly distributed among market rate units throughout the development in accordance with Sec. 7 |  |               |  | 5                                   | Units   |                        |                     |  |  |
| Workforce Housing Units Required (Approved ZMAP for residential area)  |  |               |  | 0                                   | Units   |                        |                     |  |  |
| Workforce Housing Units Proposed   |  |               |  | 0                                   | Units** |                        |                     |  |  |
| **All Workforce Housing Units will be provided on Lot 8.   |  |               |  |                                     |         |                        |                     |  |  |
| <b>Building Requirements</b>   |  |               |  |                                     |         |                        |                     |  |  |
| Building Height  |  | Minimum       |  | Maximum                             |         | Proposed               |                     |  |  |
| Outer Core   |  | 25'           |  | 125'                                |         | 4-Story (Above Ground) |                     |  |  |
|  |  |               |  |                                     |         | 0-Story (Below Ground) |                     |  |  |
| <b>Open Space Tabulations<sup>1</sup></b>  |  |               |  |                                     |         |                        |                     |  |  |
| Overall Open Space Required (Approved ZMAP)  |  |               |  | %                                   | Acres   |                        |                     |  |  |
| (Inner/Outer Core: Public, Civic and Open Space areas)   |  |               |  | 20%                                 | 8.05    |                        |                     |  |  |
| Open Space Provided (Lot 12)   |  |               |  | N/A                                 | 3.90+/- |                        |                     |  |  |
| (Outer Core: Public, Civic and Open Space areas)   |  |               |  |                                     |         |                        |                     |  |  |
| Open Space Area (A-G per FDP sheet 6)  |  |               |  | 1.37+/-                             |         |                        |                     |  |  |
| Active/Passive Rec. Area   |  |               |  | 1.63+/-                             |         |                        |                     |  |  |
| Overall Landscaped Open Space Req'd (Approved ZMAP)  |  |               |  | 10%                                 | 4.93    |                        |                     |  |  |
| Outer Core   |  |               |  |                                     |         |                        |                     |  |  |
| Landscaped Open Space Provided (Lot 12)  |  |               |  | N/A                                 | 1.37+/- |                        |                     |  |  |
| Open Space Areas A-G   |  |               |  |                                     |         |                        |                     |  |  |
| <b>Parking Tabulations</b>   |  |               |  |                                     |         |                        |                     |  |  |
| In accordance with Zoning Ordinance requirements   |  |               |  |                                     |         |                        |                     |  |  |
| Multi-Family Residential for Lot 12  |  |               |  |                                     |         |                        |                     |  |  |
| Required Spaces  |  | 2 spaces/Unit |  | 248                                 |         | Spaces                 |                     |  |  |
| Provided Spaces  |  | 2 Driveway    |  | 248                                 |         | Spaces                 |                     |  |  |
|  |  |               |  | 22                                  |         | On Street Spaces       |                     |  |  |
|  |  |               |  | 144                                 |         | Bike Racks (2)         |                     |  |  |

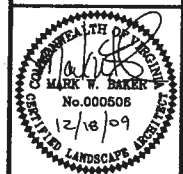
1. ALL NUMBERS ARE SHOWN AS PLUS/MINUS AND ARE SUBJECT TO CHANGE BASED ON THE FINAL ENGINEERING SITE PLANS, PROVIDED THE OVERALL MAXIMUM NUMBER OF UNITS DOES NOT EXCEED 618.

2. THE 22 ON STREET SPACES ARE NOT BEING USED FOR THE REQUIRED 2 SPACES PER UNIT FOR MULTI-FAMILY RESIDENTIAL FOR THIS SUBMISSION. FURTHER, THEY CANNOT COUNT TOWARD REQUIRED PARKING UNTIL ANOTHER FDP IS FILED AND THE CREDIT REQUESTED.

**Bowman Consulting Group, Ltd.**  
101 South Street, S. E.  
Leesburg, Virginia 20175  
Phone: (703) 443-2400  
Fax: (703) 443-2425  
[www.bowmanconsulting.com](http://www.bowmanconsulting.com)

**PROJECT NOTES, TABULATIONS, AND DETAILS**

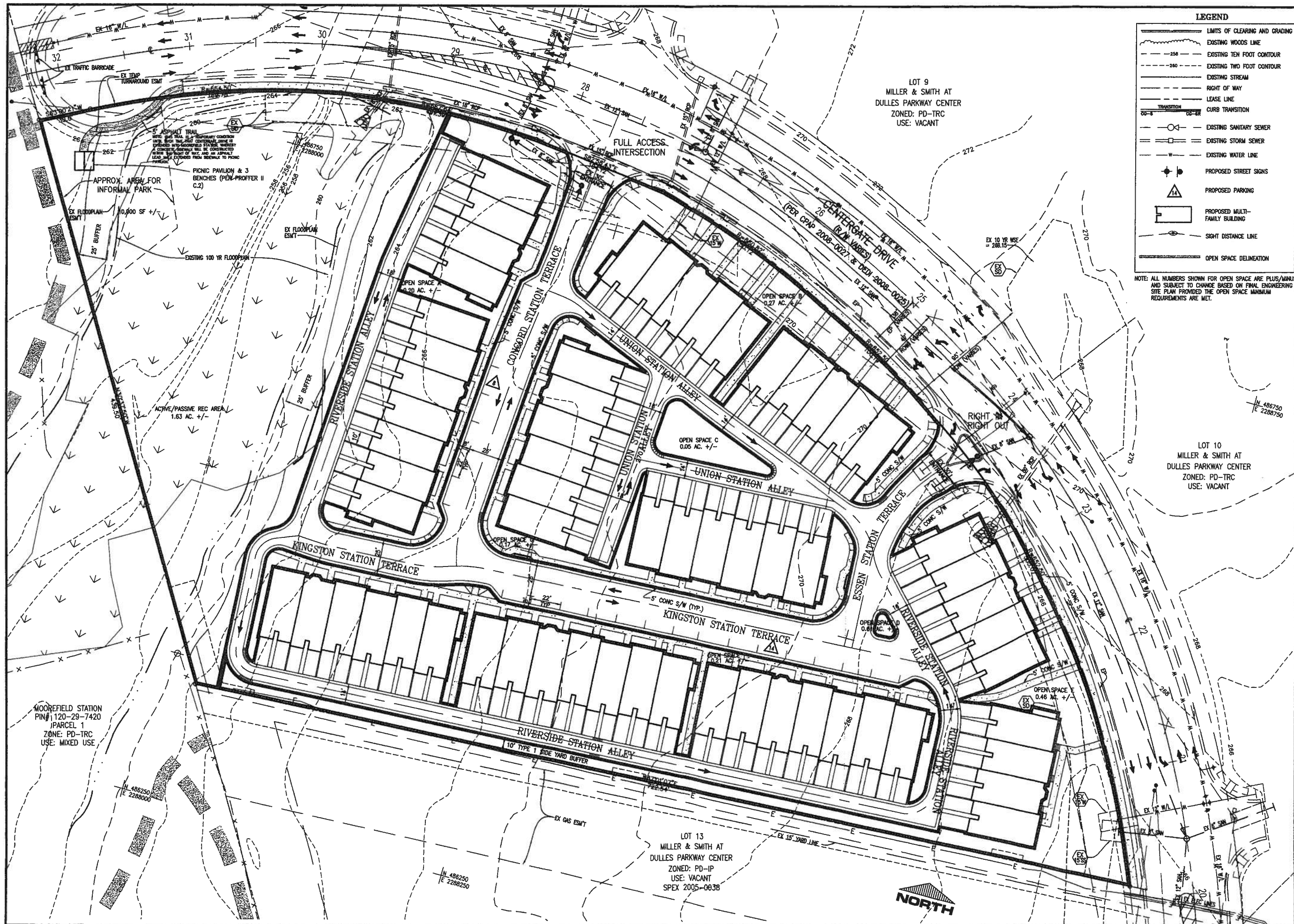
**DULLES PARKWAY CENTER II**  
**LOT 12**  
**FINAL DEVELOPMENT PLAN**  
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA



| PLAN STATUS |                     |
|-------------|---------------------|
| 10/16/08    | PER AGENCY COMMENTS |
| 11/21/08    | PER AGENCY COMMENTS |
| 12/31/08    | Internal Revision   |
| 12/18/09    | RESUBMISSION        |

|                       |             |      |
|-----------------------|-------------|------|
| DATE                  | DESCRIPTION |      |
| CTO                   | SYZ         | MWB  |
| DESIGN                | DRAWN       | CHKD |
| SCALE                 | H:<br>V:    |      |
| JOB No. 1221-01-021   |             |      |
| DATE AUGUST 1, 2008   |             |      |
| FILE No.1221-D-MP-014 |             |      |





**LEGEND**

- LIMITS OF CLEARING AND GRADING
- EXISTING WOODS LINE
- EXISTING TEN FOOT CONTOUR
- EXISTING TWO FOOT CONTOUR
- EXISTING STREAM
- RIGHT OF WAY
- LEASE LINE
- CURB TRANSITION
- TRANSITION
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- PROPOSED STREET SIGNS
- PROPOSED PARKING
- PROPOSED MULTI-FAMILY BUILDING
- SIGHT DISTANCE LINE
- OPEN SPACE DELINEATION

NOTE: ALL NUMBERS SHOWN FOR OPEN SPACE ARE PLUS/MINUS AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING SITE PLAN PROVIDED THE OPEN SPACE MINIMUM REQUIREMENTS ARE MET.

**Bowman CONSULTING**

Bowman Consulting Group, Ltd.  
101 South Street, S.E.  
Leesburg, Virginia 20175  
Phone: (703) 443-2400  
Fax: (703) 443-2405  
www.bowmanconsulting.com  
© Bowman Consulting Group, Ltd.

**FINAL DEVELOPMENT PLAN**

**DULLES PARKWAY CENTER II**

**LOT 12**

**FINAL DEVELOPMENT PLAN**

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

**PLAN STATUS**

| DATE     | DESCRIPTION         |
|----------|---------------------|
| 10/16/08 | PER AGENCY COMMENTS |
| 11/21/08 | PER AGENCY COMMENTS |
| 12/10/08 | Internal Revision   |
| 12/18/08 | PERMISSION          |

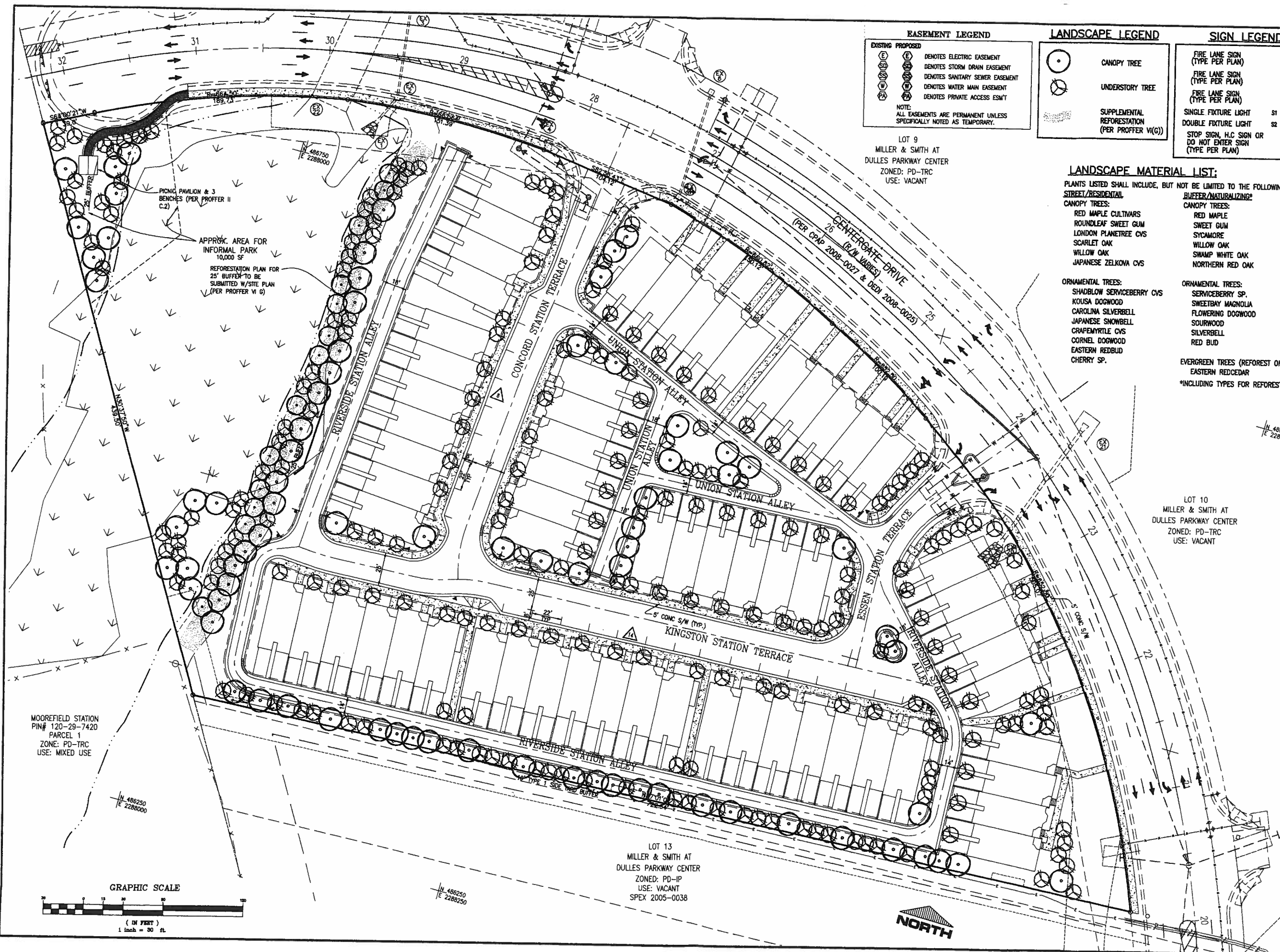
**DATE** AUGUST 1, 2008  
**FILE** No.1221-D-MP-014

**DATE** AUGUST 1, 2008  
**FILE** No.1221-D-MP-014

| DATE   | DESCRIPTION |      |
|--------|-------------|------|
| JAE    | KDB         | MWB  |
| DESIGN | DRAWN       | CHKD |
| SCALE  | 1" = 30'    | N/A  |

JOB No. 1221-01-021  
DATE AUGUST 1, 2008  
FILE No.1221-D-MP-014

SHEET **6 OF 8**



**EASEMENT LEGEND**

| EXISTING | PROPOSED |                                 |
|----------|----------|---------------------------------|
| (E)      | (E)      | DENOTES ELECTRIC EASEMENT       |
| (S)      | (S)      | DENOTES STORM DRAIN EASEMENT    |
| (SS)     | (SS)     | DENOTES SANITARY SEWER EASEMENT |
| (W)      | (W)      | DENOTES WATER MAIN EASEMENT     |
| (PA)     | (PA)     | DENOTES PRIVATE ACCESS ESM'T    |

NOTE:  
ALL EASEMENTS ARE PERMANENT UNLESS SPECIFICALLY NOTED AS TEMPORARY.

**LANDSCAPE LEGEND**

|     |  |
|-----|--|
| (C) | CANOPY TREE                                    |
| (U) | UNDERSTORY TREE                                |
| (R) | SUPPLEMENTAL REFORESTATION (PER PROFFER VI(G)) |

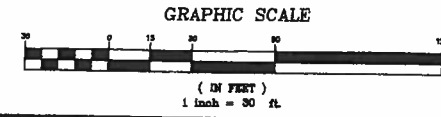
**SIGN LEGEND**

|       |   |      |
|-------|---|------|
| (FLS) | FIRE LANE SIGN (TYPE PER PLAN)                            | FL A |
| (FLS) | FIRE LANE SIGN (TYPE PER PLAN)                            | FL C |
| (FLS) | FIRE LANE SIGN (TYPE PER PLAN)                            | FL C |
| (SFL) | SINGLE FIXTURE LIGHT                                      | S1   |
| (DFL) | DOUBLE FIXTURE LIGHT                                      | S2   |
| (SSS) | STOP SIGN, H.C. SIGN OR DO NOT ENTER SIGN (TYPE PER PLAN) | T    |

**LANDSCAPE MATERIAL LIST:**

PLANTS LISTED SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- STREET/RESIDENTIAL CANOPY TREES:**  
RED MAPLE CULTIVARS  
ROUNDLEAF SWEET GUM  
LONDON PLANETREE CVS  
SCARLET OAK  
WILLOW OAK  
JAPANESE ZELKOVA CVS
- BUFFER/NATURALIZING CANOPY TREES:**  
RED MAPLE  
SWEET GUM  
SYCAMORE  
WILLOW OAK  
SWAMP WHITE OAK  
NORTHERN RED OAK
- ORNAMENTAL TREES:**  
SHADBLOW SERVICEBERRY CVS  
KOUSA DOGWOOD  
CAROLINA SILVERBELL  
JAPANESE SNOWBELL  
CRAPEMYRTLE CVS  
CORNEL DOGWOOD  
EASTERN REDBUD  
CHERRY SP.
- EVERGREEN TREES (REFOREST ONLY):**  
EASTERN REDCEDAR
- \*INCLUDING TYPES FOR REFORESTATION



MOOREFIELD STATION  
PIN# 120-29-7420  
PARCEL 1  
ZONE: PD-TRC  
USE: MIXED USE

LOT 13  
MILLER & SMITH AT  
DULLES PARKWAY CENTER  
ZONED: PD-IP  
USE: VACANT  
SPEX 2005-0038

LOT 10  
MILLER & SMITH AT  
DULLES PARKWAY CENTER  
ZONED: PD-TRC  
USE: VACANT

LANDSCAPE PLAN  
**DULLES PARKWAY CENTER II**  
LOT 12  
FINAL DEVELOPMENT PLAN  
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

**PLAN STATUS**

|          |                     |
|----------|---------------------|
| 10/16/08 | PER AGENCY COMMENTS |
| 11/21/08 | PER AGENCY COMMENTS |
| 12/23/08 | INTERNAL REVIEW     |
| 12/16/08 | RESUBMISSION        |

**DATE DESCRIPTION**

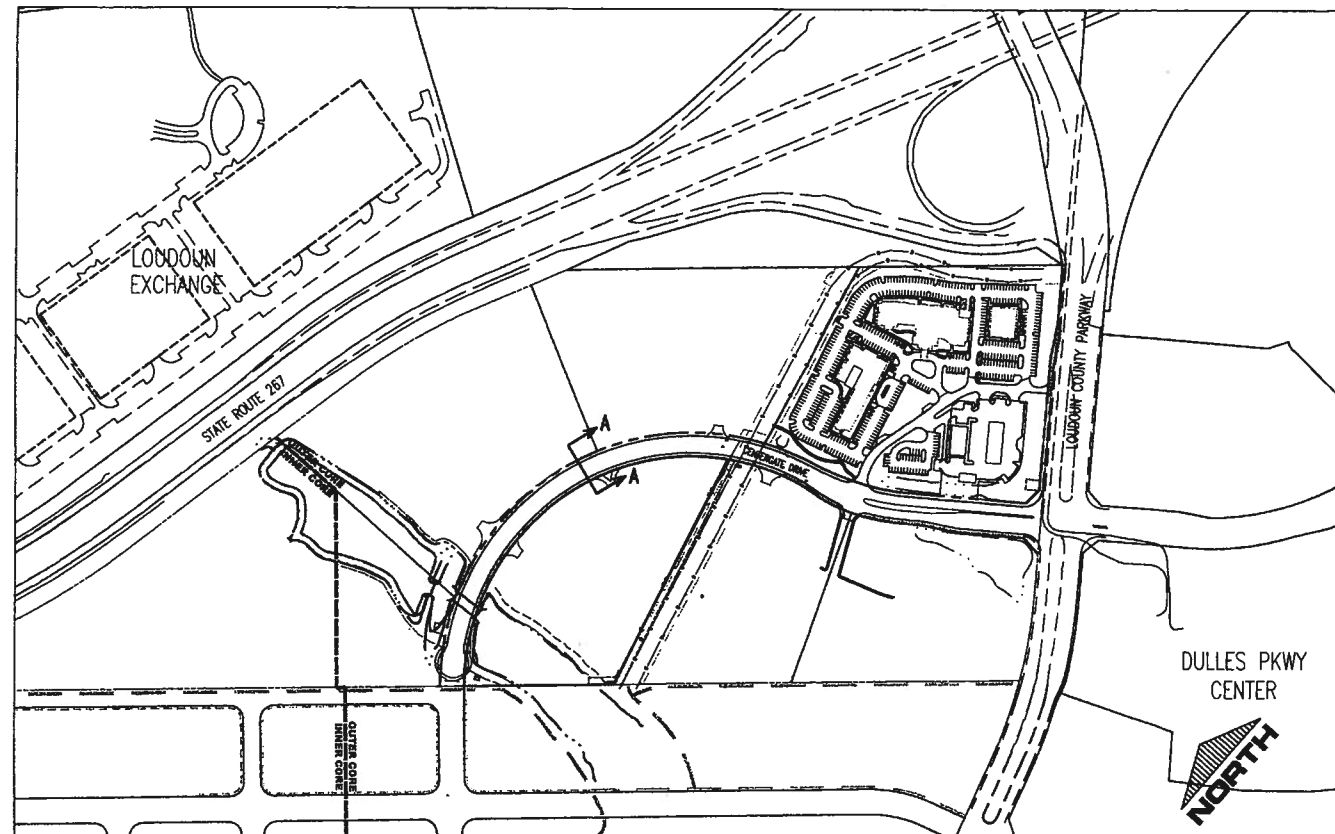
|          |                |      |
|----------|----------------|------|
| CTO      | SYZ            | MWB  |
| DESIGN   | DRAWN          | CHKD |
| SCALE    | 1"=30'         | N/A  |
| JOB No.  | 1221-01-021    |      |
| DATE     | AUGUST 1, 2008 |      |
| FILE No. | 1221-D-MP-014  |      |

SHEET **7** OF **8**

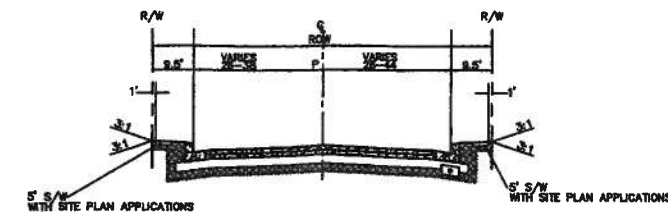
**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
101 South Street, S.E.  
Lexington, Virginia 20175  
Phone: (703) 443-3400  
Fax: (703) 443-3405  
www.bowmanconsulting.com

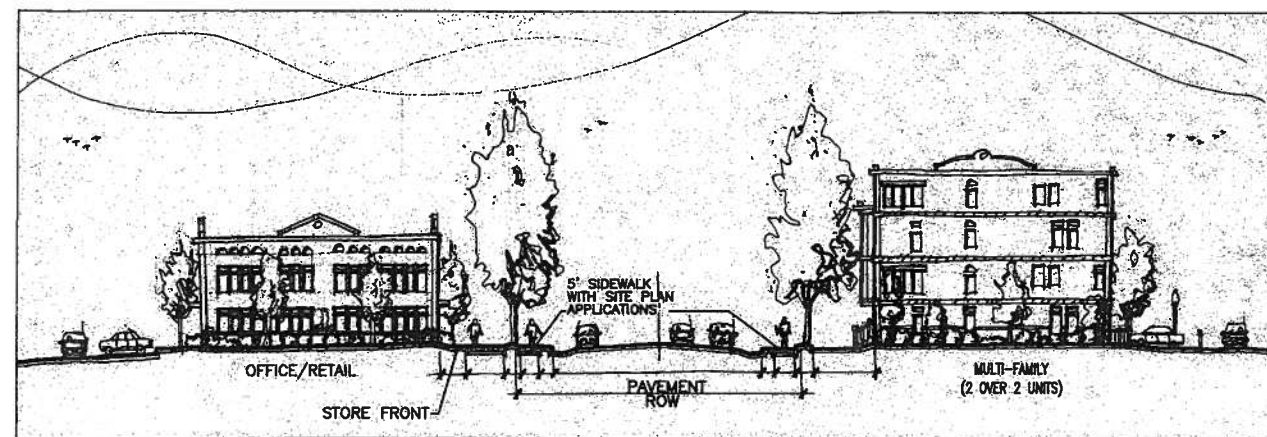




KEY MAP (SEE CROSS-SECTION BELOW)  
SCALE: 1"=250'



CROSS SECTION A-A -- EXISTING CENTERGATE DRIVE  
(NOT TO SCALE)



ILLUSTRATIVE CROSS-SECTION A-A  
NOT TO SCALE

FOR ILLUSTRATIVE PURPOSES ONLY



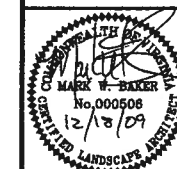
OPTIONAL FRONT UNIT ELEVATIONS (TYPICAL)

NOTE: ELEVATIONS SHOWN ARE ILLUSTRATED FOR ARCHITECTURAL STANDARD AND MAY BE ALTERED FOR DOOR AND WINDOW LOCATIONS OR FENESTRATION. ARCHITECTURE SHALL COMPLY WITH PROFFERED DESIGN GUIDELINES FOR PROJECT.

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
101 South Street, S.E.  
Leesburg, Virginia 20175  
Phone: (703) 443-2400  
Fax: (703) 443-2405  
www.bowmanconsulting.com  
© Bowman Consulting Group, Ltd.

ARCHITECTURAL AND TYPICAL STREET SECTIONS  
**DULLES PARKWAY CENTER II**  
LOT 12  
FINAL DEVELOPMENT PLAN  
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA



PLAN STATUS  
10/16/08 PER AGENCY COMMENTS  
11/21/08 PER AGENCY COMMENTS  
12/18/08 Internal Review  
12/18/09 RESUBMISSION

| DATE     | DESCRIPTION    |
|----------|----------------|
| CTO      | SYZ            |
| DESIGN   | DRAWN          |
| SCALE    | AS SHOWN       |
| JOB No.  | 1221-01-021    |
| DATE     | AUGUST 1, 2008 |
| FILE No. | 1221-D-MP-014  |